

Whitakers

Estate Agents



39 Woldcarr Road, Hull, HU3 6TP

£167,500

** NO ONWARD CHAIN**

This well-presented three bedroom mid terrace property is established on Woldcarr Road set back from Anlaby Road - a residential location popularised by its close proximity to an abundance of local shops / amenities, transport links and accessibility to the Hull City Centre.

Briefly comprising entrance hall, open plan lounge / dining room and fitted kitchen incorporating a shower room to the ground level; the first floor boasts a bay fronted master bedroom with fitted wardrobes, a fitted second bedroom, a good third bedroom. A fixed staircase ascends to the loft room which could be used for storage or as an additional room.

Externally to the front aspect there is a block paved garden with the curb lowered to accommodate off-street parking. The rear garden is also low maintenance in design being block paved and enclosed to the boundary by brick walling / fencing. The residence also benefits from having a detached garage and an outside tap. Taken together, the accommodation on offer is ideal for the growing family who require the additional living space, or an investor seeking a property they can introduce to the lettings market upon completion.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

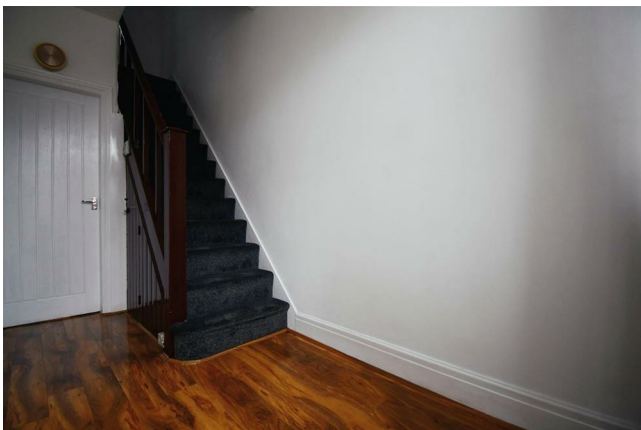
Ground floor

Front external ()



Externally to the front aspect there is a block paved garden with the curb lowered to accommodate off-street parking.

Entrance hall



UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard and laminate flooring. Leading to:

Lounge / Dining area 26'3" x 17'6" (8.02 x 5.35)



Lounge 26'4 x 17'7 (8.03m x 5.36m)



UPVC double glazed bay window, central heating radiator, electric fire with brick surround and laminate flooring.

Dining area



Central heating radiator, under stairs storage cupboard and laminate flooring.

Kitchen 9'4" x 13'0" (2.86 x 3.97)



UPVC double glazed French doors to the rear garden, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap and provision for a gas cooker and extractor hood above.

Shower room



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three-piece suite comprising walk-in enclosure with mixer and waterfall shower, vanity sink with mixer tap and low flush W.C.

Landing

With fixed staircase to the loft room and carpeted flooring. Leading to:

Bedroom one 15'1" x 9'10" (4.60 x 3.01)



UPVC double glazed bay window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom two 10'11" x 9'10" (3.33 x 3.02)



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom three 8'7" x 7'5" (2.64 x 2.27)



UPVC double glazed window, central heating radiator, fitted wardrobe and carpeted flooring.

Bathroom



Two UPVC double glazed windows, central heating radiator, fully tiled with laminate flooring and furnished with a three piece suite comprising panelled bath with dual taps and electric shower, vanity sink with mixer tap and low flush W.C.

Second floor

Loft room 10'5" x 15'8" (3.20 x 4.79)



Roof window, central heating radiator, built-in storage cupboard, storage in the eaves and carpeted flooring.

Rear external



The rear garden is low maintenance in design being block paved and enclosed to the boundary by brick walling / fencing. The residence also benefits from having a detached garage.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00040072003907

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband -Basic 18 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

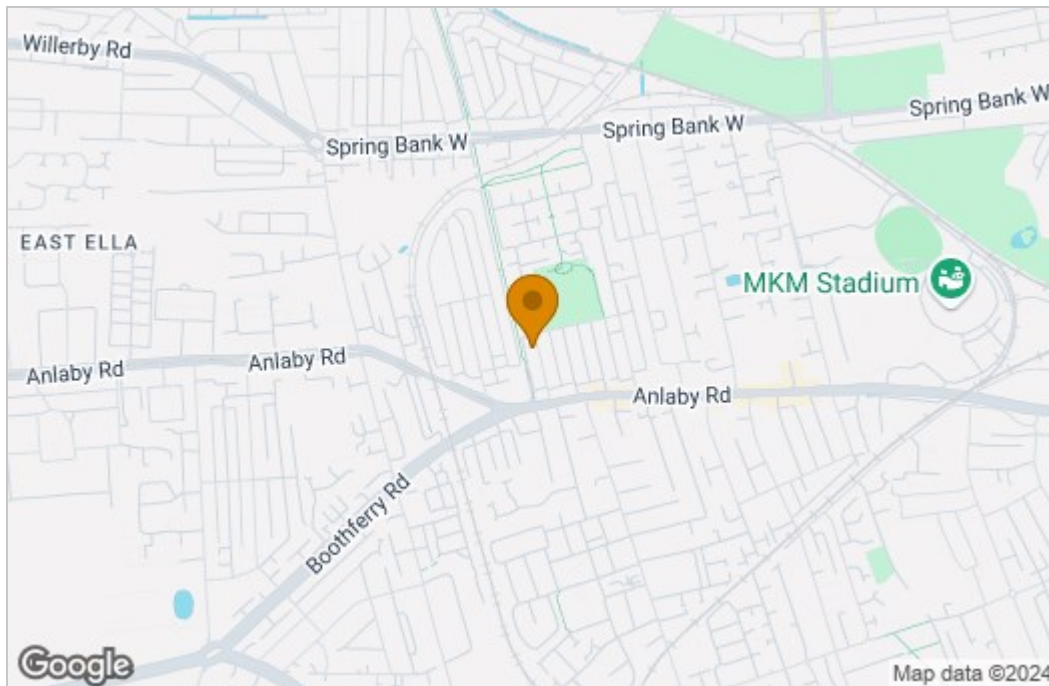
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Floor Plan

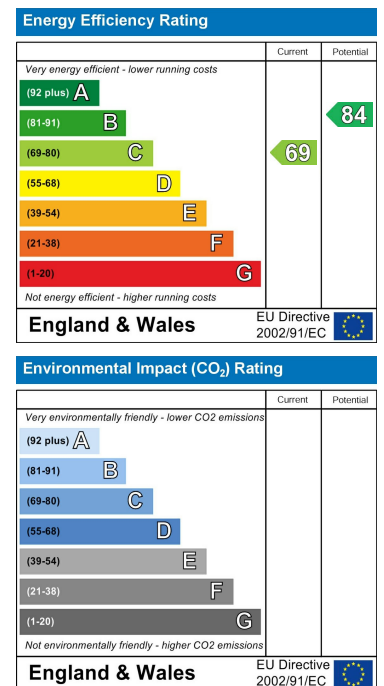


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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